

The 2350<sup>th</sup> meeting of the Upper Leacock Township Board of Supervisors was held on Thursday, February 16<sup>th</sup>, 2023, at 6:30 p.m. Chairman Ron Simmons, present; Vice Chairman Harold Leaman, present; Supervisor Nelson Bard, present; Township Manager Michael H Morris, present; Solicitor William Cassidy, present; Township Engineer, Kara Kalupson, present; Gerald Martin, Senior Road Tech; and Secretary/Media Coordinator Joy Witmer, present.

Chairman Simmons called the meeting to order and then asked all present to rise and recite the Pledge of Allegiance.

Vice Chairman Leaman made a motion to **approve** the **January 3<sup>rd</sup>, 2023**, minutes. Supervisor Bard seconded the motion. The motion passed.

### **Conditional Use Hearing**

The property at 230 E Main Street is a single-family home owned by John and Kathryn Lapp. They would like to turn the property into a Multi Family (2) unit property. There is parking for two vehicles now and there is room to add two more parking spaces with plenty of room to turn around in the driveway. Mr. Morris stated that Upper Leacock Township is lacking single family dwellings. He asked if it was necessary to turn this into a multi-unit property? The neighboring properties are multi-units, Mr. Stoltzfus, contractor, stated. So, yes they do see a need for the multi-unit.

Supervisor Bard made a motion to approve the Conditional Use application for John and Kathryn Lapp at 230 E Main Street contingent upon addressing all comments in RETTEW's 1/20/23 review letter. Vice Chairman Leaman seconded the motion. The motion passed.

### **Recognition of Guests:**

State Representative Keith Greiner presented the Supervisors with an American flag and a State Flag for Upper Leacock Township. Mr. Greiner stated it is a pleasure to be at his hometown Municipality for the meeting and that he enjoys visiting all his Municipalities. He said he tries to tell residents how important Local Government is. Chairman Simmons thanked Mr. Greiner.

Mr. Greiner is also the Board President at the Ressler Mill Foundation. The Mill is very happy with renovations that have been made to the Groff Store. They are hoping to have that space as an educational center in the future. He also said they are trying to get the driveway changed to make it safer. The intersection is dangerous, so they have been in talks with PennDot as well as the Township to hopefully add a signal for traffic to slow down when approaching the intersection. Ressler Mill is willing to purchase the signal and have the Township maintain it. Also added to the Mill are three Zook paintings. He encourages people to stop by and see the restoration that has taken place.

### **Public Comments:**

None

### **Old Business:**

None

### **New Business:**

Vice Chairman Leaman made a *motion to approve the Lot Add-On Plan for Leon Stoltzfus at 196 & 180 South Groffdale Road & 425 E. Eby Road contingent upon addressing the*

*comments in Solanco Engineering's 01/12/23 review letter and subsequent review letters.* Supervisor Bard seconded the motion. The motion passed.

Supervisor Bard made a *motion to approve the release of financial security, \$1,767, to Amos K. Stoltzfus for the Stormwater Management at 5 Spring Rd.* Vice Chairman Leaman seconded the motion. The motion passed.

Vice Chairman Leaman made a *motion to approve the request to defer sewage planning to East Lampeter Township for GB&E's Beechdale Farms, LLC.* Supervisor Bard seconded the motion. The motion passed.

Supervisor Bard made a *motion to recommend approval for GB&E's Beechdale Farms, LLC waiver of Section 303 – Preliminary Plan Processing, contingent upon satisfying all preliminary and final plan requirements to the satisfaction of the Township.* Vice Chairman Leaman seconded the motion. The motion passed.

Vice Chairman Leaman made a *motion to recommend approval GB&E's Beechdale Farms, LLC request for deferment of Section 602.03 for – Improvements to Existing Streets, contingent upon providing the required improvements at such time the BOS determine the improvements are required.* Supervisor Bard seconded the motion. The motion passed.

Supervisor Bard made a *motion to recommend approval for GB&E's Beechdale Farms, LLC Final Preliminary/Final Land Development Plan for GB&E's Beechdale Farms, LLC contingent upon addressing all comments in RETTEW's 01/11/23 review letter and subsequent review letters.* Vice Chairman Leaman seconded the motion. The motion passed.

Vice Chairman Leaman made a *motion to recommend approval for Eurofins/Lancaster Labs – Minor Stormwater Management Plan – 2435 New Holland Pike waiver of Section 308 – Volume Control Requirements for Stormwater (SWM Ordinance), contingent upon satisfying all stormwater management requirements to the satisfaction of the Township.* Supervisor Bard seconded the motion. The motion passed.

Supervisor Bard made a *motion to adopt Resolution 2023-10 Price Adjustment of Bituminous Materials for Small Quantities.* Vice Chairman Leaman seconded the motion. The motion passed.

Vice Chairman Leaman made a *motion to advertise all three (3) contracts for 2023 Roadway Projects using Liquid Fuels account (Contract No. 1 – Cold-in-place recycling of Creek Hill Road from Horseshoe Road to Newport Road - Contract No. 2 – Liquid Fuels – Base Bid, Milling, adding paving fabric, placing leveling and wearing courses on the following roads. (Magnolia from Blaine Ave. to Blaine Ave., Hemlock Lane from Magnolia to Blaine Ave., Cypress from Aspen Drive to Blaine Ave.) Alternate No. 1 – James Street from Magnolia Dr. to Joy Ave. Alternate No. 2 – Joy Ave. from Glenbrook Rd. to dead end - Contract No. 3 – Liquid Fuels – Bituminous Seal Coat – place double application of seal coat on East Eby Rd. from Farmland Rd. to S. Groffdale Rd. and Stumptown Rd. from Newport Rd. to East Eby Rd.).* Supervisor Bard seconded the motion. The motion passed.

### **Solicitors Report:**

Draft Street Parking Ordinance was discussed. This is a follow up to a previous discussion regarding narrow streets in the Township and cars being parked on those streets. Mr. Morris said there was a meeting with himself, John Leen, Gerald Martin and the Police Chief Zerbe of East Lampeter to discuss options. A concern would be who would enforce the Ordinance? Mr. Simmons asked if there is a more problematic street that could be a trial to see how the Ordinance would work. Gerald Martin said Apricot Ave. would be one of the worst. Cars

parked on the side of the road or on the sidewalks make it hard to plow snow. Could cars be asked to park on one side of the street only? Chickadee Cir. would be another street that is a problem with a Cul-De-Sac. A decision was made to have further discussion and narrow down the list of streets for the next meeting.

Supervisor Bard made a *motion to authorize the signature of Resolution 2023-11 Transportation Alternatives Set-Aside Program Reimbursement Grant Agreement No. R236000538 with the Commonwealth of Pennsylvania.* Vice Chairman seconded the motion. The motion passed.

#### **Zoning Officer Report:**

No Comments.

#### **Planning Commission:**

Mr. Morris asked if the Supervisors would like to have the draft of the Planning Commission minutes in the packet. All three Supervisors agreed it is nice to see the comments from the Planning Commission on projects that come to the Board of Supervisors.

#### **Supervisors Concerns:**

Mr. Leaman commented that its nice that it hasn't snowed so the budget would not be over for snow removal this year. Gerald Martin agreed. Gerald also stated that since the weather is nice the farmers are starting to plow so they will start to remove the snow fences.

#### **Payment of Bills:**

December 30, 2022, to February 8, 2023

GENERAL	\$387,997.81
WATER	\$168,313.43
SEWER	\$138,749.70
STORMWATER	\$16,172.53
TOTAL	\$711,233.47

STATE/LIQUID FUELS PAYMENTS	\$1,624.75
Rettew	\$1,624.75

**TOTAL GENERAL FUND RECEIPTS    \$151,674.39**

Vice Chairman Leaman made a *motion to pay bills totaling \$711,233.47.* Supervisor Bard seconded the motion. The motion passed.

#### **Correspondence:**

Letters from Lancaster and Elanco Libraries were received thanking the township for their donation.

#### **Manager's Report:**

2023 YMCA Agreement to run the Pool for the 2023 season.

Supervisor Bard made a *motion to approve the 2023 YMCA Agreement to run the Pool for the 2023 season.* Vice Chairman Leaman seconded the motion. The motion passed.

Tax incentives for volunteer Firefighters, EMS and Police Officers were discussed. Mr. Morris said Mr. Bard gave him an article and then WGAL had a segment concerning lack of volunteers and ways to attract to people to volunteer. Would a tax incentive appeal to people? Mr. Greiner suggested talking with the Fire Companies in the Township and neighboring Fire Companies to see what they are doing to get volunteers. Mr. Greiner is unaware of any Municipalities in Lancaster County that are offering this incentive. However, the Bill is out there and available for Municipalities to have some kind of tax relief for volunteers. There of course would be eligibility criteria to obtain the tax relief: run so many calls, attend meetings, and have training are some examples. This would be more work for the Fire Chiefs. Are they willing to do it? A decision was made to get this information to the Emergency Services Committee and then have another discussion at the April Supervisors meeting.

With a motion by Supervisor Bard and seconded by Vice Chairman Leaman, the meeting was **adjourned** at 8:25 p.m. The next meeting for the Board of Supervisors is scheduled for Thursday March 16<sup>th</sup>, 2023, at 6:30 p.m. at the Upper Leacock Township Municipal Building.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Michael H Morris', with a long, sweeping horizontal line extending to the right.

Michael H Morris  
*Township Manager*